

Municipal Clerk  
Atlanta, Georgia

10- 0 -0520

U-10-10

AN ORDINANCE  
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-05.005 (1) (b) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **PREKINDERGARTENS/ KINDERGARTENS** is hereby granted. Said use is granted to **INTERNATIONAL SCHOOL BUCKHEAD LLC** and is to be located at **4100 ROSWELL ROAD (AKA 4136 ROSWELL ROAD)**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 96, 17<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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**LEGAL DESCRIPTION**

4100 Roswell Road

All that certain tract, lot, piece or parcel of land lying and being in Land Lot 96 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

COMMENCE at a point at the intersection of the southerly right-of-way line of Interlochen Drive (50 foot right-of-way) and the westerly right-of-way line of Roswell Road (right-of-way varies), said point being the POINT OF COMMENCEMENT:

Thence continuing from said POINT OF COMMENCEMENT and running along the westerly right-of-way line of Roswell Road (right-of-way varies), south 00 degrees 58 minutes 11 seconds west a distance of 170.99 feet to a point;

Thence continuing north 89 degrees 2 minutes 57 seconds east a distance of 11.90 feet to a point in the westerly right-of-way line of Roswell Road, said point being the POINT OF BEGINNING;

Thence continuing from said POINT OF BEGINNING, along the westerly right-of-way line of Roswell Road (right-of-way varies), south 01 degrees 35 minutes 01 second east a distance of 94.77 feet to a point;

Thence continuing along the westerly right-of-way line of Roswell Road (right-of-way varies) on a curve having a radius of 6,094.00 feet, an arc distance of 199.73 feet said arc being subtended by a chord bearing south 03 degrees 11 minutes 31 seconds east a distance of 199.73 feet to a point;

Thence leaving said westerly right-of-way line of Roswell Road (right-of-way varies) and continuing south 88 degrees 25 minutes 23 seconds west a distance of 985.15 feet to a point;

Thence continuing north 01 degrees 14 minutes 57 seconds west a distance of 228.20 feet to a point;

Thence continuing north 83 degrees 35 minutes 00 seconds east a distance of 301.10 feet to a point;

Thence continuing south 82 degrees 07 minutes 00 seconds east a distance of 328.90 feet to a point;

Thence continuing north 88 degrees 54 minutes 21 seconds east a distance of 94.00 feet to a point;

Thence continuing north 10 degrees 30 minutes 58 seconds east a distance of 100.58 feet to a point;

Thence continuing north 89 degrees 02 minutes 57 seconds east a distance of 238.20 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract containing 5.5293 acres of land.

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Planning